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CITY & COUNTY OF HONOLULU

ENVIRONMENTAL ASSESSMENT

* HONMAG II *

98-025 Hekaha Place
Aiea, Hawaii
Tax Map Key: 9-8-09: 24

June 6, 1991

GENERAL INFORMATION

Applicant: Honolulu Ltd.
445 Seaside Avenue
Honolulu, Hawaii 96815
Telephone 924-1000

Recorded Fee Owner: Honolulu Ltd., & Magba, Inc.
445 Seaside Avenue
Honolulu, Hawaii 96815
Telephone 924-1000

Agent: Gerald M. Tokuno
99-165 Moanalua Rd., #307
Aiea, Hawaii 96701

Tax Map Key: 9-8-09: 24

Lot Area: 5.446 Acres

DESCRIPTION OF THE PROPOSED ACTION

General Description:

The site is located on the East Lock of Pearl Harbor, and it's topography is approximately level without any prominent features or characteristics. The parcel is entirely within the 40 foot wide shoreline setback area. Adjacent to the 40 foot shoreline setback is an existing 2 story office building. On January 18, 1977, 76/SMA-178 Special Management Area Use Permit was issued by the City and County of Honolulu. On May 27, 1981 81/SMA-2 was issued by the City and County of Honolulu to allow the construction of three additional buildings on the site, which completed the master planned development of the developers. Building No. 7, which is immediately adjacent to the Shoreline Setback, was issued a building permit on March 12, 1987. Construction of the new structure began immediately and completed approximately one year later.

Technical Characteristics:

Attached please find drawings of the existing development and landscaping plans proposed within the 40 foot shoreline setback area. Please note the following:

1. A portion of the setback area is covered with rock and gravel to allay dust.
2. Landscaping is scattered throughout the area and ground cover provided where possible.
3. Barriers are provided on each end of Building No. 7 to prevent unauthorized vehicles from driving onto the shoreline setback area.
4. Topsoil will be imported to aid in the cultivation of vegetation in an orderly manner.
5. There are no coastal structures or seawall proposed. The edge of the shore line will be left in it's natural state. The area affected is a 30 to 35 foot wide strip 10 feet away from the high water line.

AFFECTED ENVIRONMENT

- A. Site: The makai side of the site adjoins East Loch of Pearl Harbor with views to Ford Island and the Arizona Memorial. The mauka side is completely developed with an existing two story office building and a parking lot.
- B. Federal FIRM zone: Area of no flooding. The site is located on FIRM map number 80, which was not issued, because all areas are not subject to flooding.
- C. There are no beaches along the shoreline. Aquatic activities are restricted by the Navy.
- D. There are no publicly owned beaches adjacent to the Site. There are no known rare, threatened or endangered species residing in the area. The site does not have any wildlife, preserves, wetlands, lagoons, tidal lands or submerged lands. The old Primo Brewery Gardens with it's fish pond is on the Honolulu side of the site. However, it is not believed to be historically or archaeologically significant.

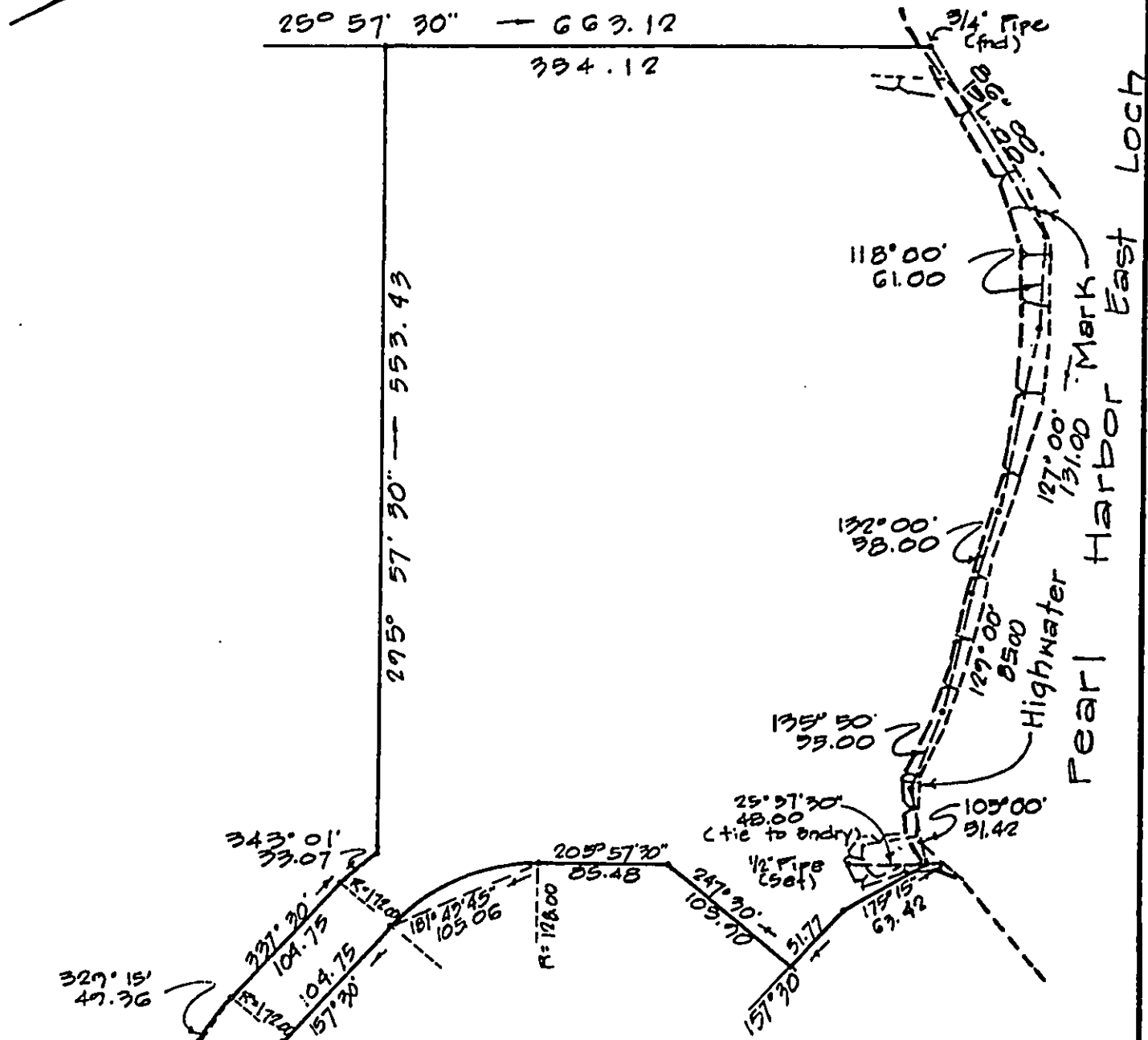
IMPACTS AND ALTERNATIVES

- A. Background: The 40 foot setback area was intended to be left in its natural state; however, within a year the uncontrolled brushes grew wild to a height of approximately three feet. Then the public began using the area as a dump and constant removal of debris became a problem. The Landlord decided to clear the shoreline of the bushes and landscape the area with grass. Due to the rising salt level of the soil the grasses did not survive and the area became dusty in the summer and muddy in the winter. It was then decided to cover the worst areas with gravel, a most effective and expeditious solution to the problem. In addition, the area immediately adjacent to Building 7 had topsoil imported and wedelia planted with some trees, which seem to be surviving.
- B. As pointed out above, a "no project" solution does not work. An alternative is to landscape the area with a ground cover. However, due to the high salt content of the soil, very few varieties of salt-tolerant plants are suitable. Furthermore, during the interim while the ground cover is attempting to do its work, the wind will again cause dust to blow and pollute the Harbor waters.
- C. A paved area for sitting will also be developed to give the public the opportunity to enjoy the view of Ford Island and the Arizona Memorial. Shade trees will provide some protection from the sun and give the viewing area a more pleasing atmosphere. This will serve two functions, one as an attractive public sitting area and as a means to keep the dust down. Both ends of the 40 foot setback area will be permanently chained off to prevent unauthorized vehicles from driving onto the shoreline area.

MITIGATION MEASURES

The combination of gravel, sitting area, and additional landscaping will immensely improve the appearance of the 40 foot setback area. When completed the public will benefit from the sitting area and the Applicant will realize the full benefit of the site.

True North
Scale: 1 in = 100 ft.



The shoreline as located and certified and delineated in red is hereby confirmed as being the actual shoreline as of JUL 19 1985

Paul J. Miller
State Land Surveyor

Shoreline Certification Plan
T.M.K.: 7-8-7: portion 13
at Waimalu, Ewa, Oahu, Hawaii



This work was prepared by me or under my supervision.

By: *[Signature]*
Registered Professional Surveyor
Certificate Number 5649